



# City of Seattle

Mike McGinn, Mayor

## Department of Planning and Development

Diane M. Sugimura, Director

### **MEMORANDUM**

**Date:** March 8, 2010

**To:** Councilmembers Sally Clark, Sally Bagshaw and Tim Burgess

**From:** Tom Hauger and Andrea Petzel  
Department of Planning and Development

**Subject:** Ballard Hub Urban Village Rezone – Subarea 1

Due to the ongoing discussion of subarea 1 of the Ballard Hub Urban Village Rezone, we have prepared this memo that summarizes the process and intent behind DPD's recommendation to rezone subarea 1 from its current Industrial Buffer (IB) designation to a Neighborhood Commercial (NC) designation. Some in the community have proposed changing this area to Industrial Commercial (IC).

#### **Consistent with Existing Policy**

- The Comprehensive Plan gives clear guidance for industrial-zoned land within urban centers and urban villages. LU147.2 states that "Industrial zones are generally not appropriate within urban centers or urban villages... However, where a center or a village abuts a MIC the IC zone... may provide appropriate transition." Subarea 1 is in an urban village and not directly abutting a MIC. Subarea 1 is separated from the designated MIC by rezone subarea 2, and a major arterial, NW Market Street.
- Subarea 1 is a very poor match for both the general and locational criteria of the IC zone. However, it is an excellent match for the general and locational criteria for NC 2 zoning. (Please see the Director's Report that accompanies this legislation for a full analysis of the rezone criteria.)
- While requirements for Administrative Design Review and Green Factor will allow residents to have input into the design process for new development, IC zoning does not require new development to blend into neighborhoods, have a positive street presence, or be a good neighbor to the residential zone directly abutting the north side of the rezone area.



### **Public Support**

- A public meeting was held in October 2009 and feedback from neighbors, including the Nordic Heritage Museum and residents living in neighboring properties, was overwhelmingly supportive of the change to an NC zone. Letters of support are included in the Director's Report that accompanies the legislation, and a recent comment received by DPD is attached to this memo.
- NC zoning for subarea 1 best implements the intent of the Comprehensive Plan and the Ballard Neighborhood Plan, and for those reasons the rezone is supported by the Seattle Planning Commission.

### **Neighborhood Context**

- Rezoning subarea 1 from IB to IC would constitute an upzone of industrial land to allow for greater industrial uses in an area *directly abutting* a residential zone (L3). Upzoning industrial land that directly abuts a residential zone will further exacerbate tensions between industrial and residential uses.
- The Nordic Heritage Museum, slated to develop across the street on the south side of NW Market Street, will fundamentally change the look and feel of this neighborhood. While NC zoning is not appropriate on the south side of Market Street where the museum will be located (subarea 2), NC zoning is appropriate in subarea 1, where it will help create a more pedestrian-friendly environment that will allow for commercial development that will support both the museum and nearby residents.
- Overall, the entirety of the Ballard rezone proposal meets the intent of bringing jobs to Ballard to balance the growth in housing. Of the 20.2 acres that constitute the three rezone subareas approximately 3.5 acres are proposed for NC zoning.
- Subarea 1 is part of a neighborhood and deserves zoning that will allow this land evolve to meet the needs of those that live, work and play nearby.

